

Exhibit C

Client:	CANARY WHARF PLC	Date:	1st September 2010		
Project:	25 Bank Street	Job No:			
Estimate Type:	Cost Plan	Element Code:	Summary		
Estimate No:	CAT A (VAV Scheme)				
Description		Cost per m2	Cost per ft2		Total
<u>SUMMARY</u>					
2945	Builders Work	3.21	0.30		7,500
4305	Suspended Ceilings	42.99	3.99		100,595
4365	GRG Ceilings	6.41	0.60		15,000
4415	Raised Flooring	34.30	3.19		80,260
4455	Stone Flooring	11.11	1.03		26,000
4505	Floor Finishes	19.15	1.78		44,820
4775	Glazed Screens and Timber Panels	21.37	1.98		50,000
4815	Painting and Decorating	2.82	0.26		6,590
5405	Window Blinds	12.39	1.15		29,000
5715	Signage	0.85	0.08		2,000
6125	Ductwork	55.24	5.13		129,250
6135	FATVAV Boxes/Grilles	36.88	3.43		86,300
6515	Sprinklers	20.83	1.94		48,750
6905	BMS/Controls	24.52	2.28		57,375
7305	Electrical	42.70	3.97		99,915
7355	Fire Alarms	11.22	1.04		26,250
7445	Lighting	31.09	2.89		72,750
		377.07	35.03		882,355
Preliminaries @ 12.5%		47.13	4.38		110,294
					992,649
Fee @ 5%		21.21	1.97		49,632
					1,042,282
Design Fees		32.05	2.98		75,000
Building Regulations		2.14	0.20		5,000
					1,122,282
Insurance @ 1%		4.80	0.45		11,223
TOTAL		484.40	45.00		1,133,505
VAT EXCLUDED					